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PART-I

Notifications, Orders and Declarations by Haryana Government

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 25th June, 2021

No. Misc-1025/2021/14899.— During the first wave of COVID-19 outbreak, various relief measures were granted to the Real estate industry by the State Government due to disruptions caused by COVID-19 pandemic, which were approved by the Council of Ministers in its meeting held on 03.07.2020. The policy instructions were issued *vide* this office Memo No. Misc-1025/2020/13188 dated 28.07.2020 and orders dated 04.08.2020, wherein relaxations were provided to the Real Estate sector in the State of Haryana by providing a moratorium of six months for making various compliances related to the approvals of licensed colonies and CLU permissions.

2. During the second wave of COVID-19, the Government of India has granted relief for many sectors like MSME, Transport, Banking, Food Grains and Agriculture etc. Few of such reliefs include relief measures in GST, reduction in rate of interest, waiver of late fees, extension of filing of ITR, Relief for MSMEs by RBI and free food grains under PM Greeb Kalyan Ann Yojna etc. Therefore, the State of Haryana has also decided to grant relief to the Real Estate Industry.

3. The Council of Ministers in its meeting held on 15.06.2021 has accorded the approval to extend moratorium period from 01.04.2021 to 31.05.2021 on the similar principals as allowed earlier *vide* Memo No. Misc-1025/2020/13188 dated 28.07.2020 for existing projects for the purpose of making various time-bound compliances and payments for all cases covered under para (i) to (v) below:

- i. For CLU cases: Letter of Intent/ Permissions/ Building Plan approval/extension of CLU permission and compliances to be made under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules made thereunder.
- ii. For License cases: Letter of Intent/ Licences/ renewal of licenses and compliances to be made under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder.
- iii. Permissions to be granted and compliances to be made under the provisions of the Haryana Apartment Ownership Act, 1983 and Rules made thereunder.
- iv. Permissions to be granted and compliances to be made under the provisions of the Punjab New Capital Periphery (Haryana Amendment) Control Act, 1952 and Rules made thereunder.
- v. Further, the Zero period shall be considered during the period from 01.04.2021 to 31.05.2021 for the following:

- a. Interest on payment of renewal fee of licence on delayed period.
- b. Submission of fresh bank guarantee on account of grant of license.
- c. Interest /penal interest on payment of installment of EDC/SIDC during the period

The relaxations as indicated above, shall be further subject to the condition that:

- (i) The colonisers/developers shall pass on the corresponding benefits to their allottees to ensure that the hardships faced by the end-users also get mitigated to that extent.
- (ii) The colonisers shall endeavor to complete their projects either within the original timeline as agreed upon in the sale-purchase agreement or as revised with the prior consent of RERA.

Director, Town and Country Planning is directed to implement the above policy instructions in letter and spirit. He shall issue appropriate orders under each statute to ensure proper implementation of this policy. In case of any dispute in interpretation of the terms of this Moratorium, the decision of Director shall be treated as final.

This is issued as per approval of Council of Ministers in its meeting held on 15.06.2021 as conveyed *vide* U.O. No. 9/72/2021-2Cabinet dated 15.06.2021.

A. K. SINGH,
Principal Secretary to Government Haryana,
Town and Country Planning Department.